

**TOWN OF AMENIA  
PLANNING BOARD MEETING  
THURSDAY, OCTOBER 4, 2007**

PRESENT: Chairman George Fenn  
Bill Flood  
Nina Peek  
Gina Mignola  
Tony Robustelli  
Jay Dedrick  
  
Michael Hayes  
Dr. Michael Klemens

ABSENT: Jim Walsh

Chairman George Fenn opened the meeting at 7:00 P.M.

**JEFF KAIN – 3-LOT SUBDIVISION – PERRY CORNERS ROAD, AMENIA, NY**

MOTION TO SCHEDULE A PUBLIC HEARING FOR THE KAIN SUBDIVISION FOR NOVEMBER 1, 2007 was made by Nina Peek, seconded by Gina Mignola

VOTE TAKEN – ALL IN FAVOR

**SILO RIDGE – DEIS – ROUTE 22, AMENIA, NY**

Chairman Fenn read the Notice of Completion of Draft DEIS and Notice of SEQR Hearing. Nina Peek asked if it should be added into the Notice of Completion that public comments will be accepted by December 7<sup>th</sup> or 20 days after the close of the Public Hearing. This will be posted on the Town website.

Chairman Fenn then read the Resolution.

MOTION TO ADOPT THE RESOLUTION FOR SILO RIDGE was made by Bill Flood

VOTE TAKEN:	Chairman George Fenn	Yes
	Bill Flood	Yes
	Jay Dedrick	Yes
	Gina Mignola	Yes
	Nina Peek	No
	Tony Robustelli	Yes
	Jim Walsh	Absent

MOTION CARRIED 5-1

Chazen will be responsible for getting the DEIS to the Webmaster as soon as possible.  
Silo Ridge will be responsible for getting a stenographer for the Public Hearing.  
Mike Camaan passed a corrected copy of the DEIS around for the Board to look at and he will change the 3-4 illustrations in the DEIS that were suggested.

#### **DEPOT HILL FARM/KEAN STUD, LLC - DEIS - DEPOT HILL, AMENIA**

Jeffrey Stark, Kean Stud, LLC asked in relation to Ted Fink's memo, what additional studies were needed and then get a clarification on his recommendations. Brandee Nelson proceeded to go over the memo of 09/28/07.

- 4. This item was discussed.
- 35. Dr. Klemens stated the Conservation Analysis Revisions are not required on this.
- 36. These items will be reviewed and will revise the scope.
- 116. This item will be addressed under another section.
- 132.137. Kean Stud is waiting for the final report on these items.
- 139. Cross reference this to section 3-9
- 142. This will be clarified
- 165.166. These will be clarified.
- 171. This item needs more detail. Nina Peek suggested to take the total acreage and deduct the acreage of the stud farm; will that equal 420? The answer was no. A table can be included.
- 193. Silo Ridge was not asked to address this issue.
- 194. These numbers are theoretical not real numbers in this item.
- 257. What the houses will look like, colors, siding, artistic sketches, etc. Mr. Stark added they would be using panelized construction on the outside. They will range from 2000 to 3000 square feet with colors to blend into the hedgerows, different windows, roofs, etc. New renderings will be provided. The houses will be placed on either side of the hedgerows.

Mr. Stark stated they were in touch with Bensonwood in Vermont, a factory that produced panelized construction for the outside walls complete with outside finish, insulation, plumbing, electric, finished interior and everything needed for the finished product. They

can produce 70 homes in a year. Ms. Nelson stated they would like to bring in the Site Master Plan for Development and start the process with one Public Hearing.

Dr. Klemens, concerning his memo of October 3, 2007, discussed the wetlands of Wassaic. Were the DEC and U.S Fish and Wildlife Service looking at this? Ms. Nelson stated they have a formal request in to them and awaiting their response. Jim Walsh requested a site walk from Ms. Nelson and they are willing to set up one.

### **TRUST FOR PUBLIC LAND – PRE-APPLICATION FOR SUBDIVISION**

Matthew Shurtleff, Project Manager for Trust for Public Land. The Trust owns 167 acres on the former Brewster Sand and Stone property in the Town of Amenia. They wish to divide into 2 plots; one will be sold to a conservation buyer which will be strictly for agricultural use and could not be further subdivided however may have one house and one cottage/barn and the other lot would be 30-60 acres for public use adjacent to the Ten Mile River. Mr. Shurtleff presented the Board three different plans for the property. They are a not for profit organization and try to preserve land. The property will have two environments. They are agricultural for 100 acres and the rest of the property goes into the flood plain and down to the Ten Mile River for public use. You will not be able to drive down to the river. The Board advised Mr. Shurtleff that a survey of the property would be needed.

### **OTHER MATTERS**

Kurt Horton representing Mr. Staluti asked the Board about the 5 ½ acres two lots subdivision that was before the Board 2 years ago.. Now the new zoning is 5 acre zoning and Mr. Staluti still would like to still subdivide into two lots. The Board advised Mr. Horton that there was nothing further that could be done with this project with the new zoning in place..

Dr. Klemens asked if the Board wanted his technical review of the Silo Ridge project before or after the Public Hearing on November 17. The Board felt that after the Public Hearing would be the best.

Bill Flood made note that the two-lot subdivision on Bog Hollow Road should be looked at closely due to habitat, with a full EAF – long form.

Chairman Fenn asked if anyone was interested in Pace University's course for the Dutchess County Land Use Leaders Training and Certification Program for any interested member of the Board for November 30, or December 1. Only one member can attend. Bill Flood and Tony Robustelli have already taken the course.

MOTION TO APPROVE THE MINUTES OF JULY 12, 2007; JULY 26, 2007; AUGUST 2, 2007; AUGUST 9, 2007 AND AUGUST 30, 2007 was made by Bill Flood, seconded by Nina Peek.

VOTE TAKEN – ALL IN FAVOR

MOTION TO CLOSE THE MEETING was made by Tony Robustelli, seconded by Jay Dedrick.

Meeting closed at 9:00 P.M.

Respectfully submitted,

Susan M. Metcalfe  
Planning Board Secretary

The foregoing represents unapproved minutes of the Town of Amenia Planning Board from a meeting held on October 4, 2007 and are not to be construed as the final official minutes until so approved.

\_\_\_\_\_ Approved as read

\_\_\_\_\_ Approved with: deletions, corrections, and additions